



Glebelands, Bobbington DY7 5DL

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What if the Baker Cakes only? What's it all about?

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## Glebelands, Bobbington DY7 5DL

Set in the sought-after village of Bobbington, known for its open countryside, community feel and easy access to Wombourne, Kinver, Bridgenorth and Stourbridge, is this beautifully presented four bedroom detached family home. Comprises of; welcoming entrance hall leading to two generous reception rooms, including a warm and welcoming lounge with a log-burning stove perfect for cosy evenings in. To the rear, the heart of the home is the open-plan kitchen family room, a light-filled space with plenty of room for cooking, dining, entertaining and relaxing, with views out to the garden and doors opening directly outside, it's ideal for family life. Upstairs, the property offers four large double bedrooms, including a spacious main bedroom with dressing area, fitted wardrobes and en-suite shower room. Three further double bedrooms and a family bathroom complete the first floor. The rear garden provides a private space for families to enjoy, with a patio seating area, L-shaped lawn and access to the detached double garage. The block-paved driveway provides ample parking for 3-4 vehicles. Homes in this peaceful cul-de-sac rarely become available. If you are seeking a quiet village setting with space to grow, countryside walks from your doorstep and a home that is ready to move straight into, this property is well worth viewing.





#### **Vendors Notes- Why We've Loved Living Here**

We have really loved living in this home. It's a peaceful and friendly place to live, and we'll miss the sense of space and calm the most. There are countryside walks literally from the doorstep — we've spent so many weekends exploring the lanes, fields and footpaths around the village. The kitchen family room has been the heart of the house for us. It's where we've cooked, worked, chatted and had friends over — the light that comes in makes it a lovely place to spend time. In the winter, the log burner in the lounge makes evenings feel really cosy. The cul-de-sac is quiet and safe, and the neighbours have always been warm and helpful without being intrusive. It feels like a proper community. Yet we can still reach Wombourne, Kinver and Stourbridge easily for shops, eating out and schools. It's a house that works beautifully for family life and for anyone who wants a bit more space and a slower pace. We'll be really sad to leave it, and hope the next owners enjoy it as much as we have.

#### **Front Of The Property**

With a block paved driveway leading to a detached garage, path to front door and gated side access.

#### **Entrance Hall**

With a double glazed door to front, doors to rooms, stairs to the first floor landing, laminate floor and a central heating radiator.

#### **Cloakroom**

With a door from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to side and a central heating radiator.

#### **Lounge**

18'0" x 11'9"

With a door from the entrance hall, double glazed bay window to front, log burning stove, slate hearth and wooden mantel, wall lights and double doors to dining/games room.



**Dining/Games Room**

10'5" x 9'10"

With double doors from the lounge, double glazed patio doors to rear garden and a central heating radiator.

**Kitchen Family Room**

13'5" x 19'0"

With a door from the entrance hall, fitted wall and base units, quartz work surfaces with tiled splashback, belfast sink, integrated double oven, induction hob, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, recessed spotlights, double glazed window to rear, opening onto a spacious dining area with double glazed bay window to front, two double glazed windows to side, double glazed door to rear and a central heating radiator.

**Landing**

With stairs from the entrance hall, doors to rooms and airing cupboard housing hot water tank.

**Bedroom One**

10'4" x 17'2"

With a door from the landing and to the en suite, fitted wardrobes and matching dressing table, two double glazed windows to front and a central heating radiator.

**En Suite**

With a door from bedroom one, shower cubicle, wash hand basin set into vanity unit, recessed spotlights, extractor fan, double glazed window to side and a chrome heated towel rail.



**Bedroom Two**

13'2" x 9'9"

With a door from the landing, double glazed windows to front and side, and a central heating radiator.

**Bedroom Three**

10'6" x 9'3"

With a door from the landing, double glazed windows to rear, built in storage, loft access and a central heating radiator.

**Bedroom Four**

7'5" x 18'2"

With a door from the landing, double glazed windows to front and side, built in wardrobes and a central heating radiator.

**Bathroom**

With a door from the landing, bath with shower over, fitted glass shower screen, WC, wash hand basin, recessed spotlights, extractor fan, tiled floor and a central heating radiator.

**Garden**

With access from the dining room and kitchen family room to a patio with wooden pagoda, steps down to lawn, outdoor lighting and outside tap, lawn beyond and access to a detached garage.

**Double Garage**

With a garage door to front and a door to rear garden.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR

1ST FLOOR



1 GLEBELANDS, DY7 5DL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>72</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>57</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge - 01384 443331 <https://www.hunters.com>

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